

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

80 Hotham Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,242,500 Property Type House Suburb Preston

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	97 Pender St PRESTON 3072	\$1,135,000	20/04/2024
2	10 Livingstone Pde PRESTON 3072	\$1,050,000	20/04/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/04/2024 11:02



Property Type: House - Terrace

Agent Comments

Comparable Properties



97 Pender St PRESTON 3072 (REI)

Agent Comments



Price: \$1,135,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 397 sqm approx



10 Livingstone Pde PRESTON 3072 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 405 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.